



PLANNING COMMISSION SUMMARY OF ACTIONS

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SMD

September 9, 2004

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PRESENT: Commissioners Alcorn, Byers, de la Fe, Harsel, Hart, Hopkins, Lawrence, Lusk, Wilson

ABSENT: Commissioners Hall, Koch, Murphy

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The meeting was called to order at 8:22 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Commissioner Alcorn announced that a public information session on the proposed Zoning Ordinance changes regarding P-District would be held by the Department of Planning and Zoning on Thursday, September 16, 2004, at 7:30 p.m. in the Herry Building, rooms 106 and 107.

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Commissioner Alcorn also announced that the Environment Committee would meet on Thursday, September 30, 2004, at 7:30 p.m., in the Board Conference Room. He noted that the Committee would be discussing proposed changes to the Comprehensive Plan relating to the Chesapeake Bay Ordinance and underground stormwater detention in residential districts.

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Secretary Harsel MOVED THAT THE FOLLOWING MINUTES BE APPROVED:

October 2, 2002	November 6, 2002	December 4, 2002
October 9, 2002	November 7, 2002	December 11, 2002
October 10, 2002	November 13, 2002	December 12, 2002
October 16, 2002	November 14, 2002	
October 17, 2002	November 20, 2002	
	November 21, 2002	

Commissioner Alcorn seconded the motion which carried by a vote of 5-0-4 with Commissioners Hart, Hopkins, Lawrence, and Lusk abstaining; Commissioners Hall, Koch, and Murphy absent from the meeting.

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON OTPA S04-II-V2 TO A DATE CERTAIN OF OCTOBER 14, 2004, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Lusk and Alcorn seconded the motion which carried unanimously with Commissioners Hall, Koch, and Murphy absent from the meeting.

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY DEFER THEIR PUBLIC HEARING ON OTPA S04-II-V2 TO A DATE OF OCTOBER 18, 2004.

Commissioners Lusk and Alcorn seconded the motion which carried unanimously with Commissioners Hall, Koch, and Murphy absent from the meeting.

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ 2004- PR-006 AND FDP 2004-PR-006 TO A DATE CERTAIN OF OCTOBER 21, 2004.

Commissioner Lusk seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioners Hall, Koch, and Murphy absent from the meeting.

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Commissioner Wilson MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON ZONING ORDINANCE AMENDMENT (CLUSTER CLARIFICATION), FROM SEPTEMBER 9, 2004, TO A DATE CERTAIN OF SEPTEMBER 30, 2004.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Hall, Koch, and Murphy absent from the meeting.

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FS-L04-45- OMNIPOINT (T-MOBILE), 8350 Richmond Highway

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY OMNIPOINT T-MOBILE ON THE 64.5 FOOT TALL SOUTH COUNTY GOVERNMENT CENTER BUILDING LOCATED AT 8350 RICHMOND HIGHWAY IS IN SUBSTANTIAL ACCORD WITH THE RECOMMENDATION OF THE COMPREHENSIVE PLAN AND SHOULD BE DETERMINED AS A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioners Wilson and Lawrence seconded the motion which carried unanimously with Commissioners Hall, Koch, and Murphy absent from the meeting.

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RZ 2003-MV-062 – EASTWOOD PROPERTIES, INC.
FDP 2003-MV-062 – EASTWOOD PROPERTIES, INC. (Decisions Only)
(Public Hearing held on July 29, 2004)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-MV-062 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE PROFFERS NOW DATED 24 AUGUST, 2004.

Commissioners Hopkins and Lawrence seconded the motion which carried by a vote of 8-1 with Commissioner Wilson opposed; Commissioners Hall, Koch, and Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2003-MV-062, SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING.

Commissioners de la Fe, Hopkins, and Lawrence seconded the motion which carried by a vote of 8-1 with Commissioner Wilson opposed; Commissioners Hall, Koch, and Murphy absent from the meeting .

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PCA 84-P-002-04 - FAIR OAKS PENDERBROOK APARTMENTS, LLC
SE 2004-PR-014 - FAIR OAKS PENDERBROOK APARTMENTS, LLC (Decisions Only)
(Public Hearing held on July 28, 2004)

Commissioner Lawrence MOVED THAT PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 84-P-002-04, SUBJECT TO PROFFERS CONSISTENT WITH THOSE DATED JUNE 8, 2004.

Commissioner Lusk seconded the motion which carried by a vote of 8-0-1 with Commissioner Byers abstaining; Commissioners Hall, Koch, and Murphy absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE 2004-PR-014, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED SEPTEMBER 7, 2004.

Commissioner Lusk seconded the motion which carried by a vote of 8-0-1 with Commissioner Byers abstaining; Commissioners Hall, Koch, and Murphy absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE PREVIOUSLY APPROVED WAIVER OF THE SIX HUNDRED FOOT MAXIMUM LENGTH FOR PRIVATE STREETS BE REAFFIRMED.

Commissioner Lusk seconded the motion which carried by a vote of 8-0-1 with Commissioner Byers abstaining; Commissioners Hall, Koch, and Murphy absent from the meeting.

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PCA 77C-098-05 – TST WOODLAND LLC
PCA 80-C-028-07 – TST WOODLAND LLC
PCA 2000-HM-044 – TST WOODLAND LLC
FDPA 2000-HM-044 – TST WOODLAND LLC
FDP 2003-HM-046 – TST WOODLAND LLC
RZ 2003-HM-046 – TST WOODLAND LLC

Commissioner de la Fe MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 77-C-098-05 AND PCA 80-C-028-07.

Commissioner Hopkins seconded the motion which carried unanimously with Commissioners Hall, Koch, and Murphy absent from the meeting.

Commissioner de la Fe MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-HM-046 AND PCA 2000-HM-044, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 8, 2004 AND THE BOARD OF SUPERVISORS' APPROVAL OF PCA 77-C-098-05 AND PCA 80-C-028-07.

Commissioner Hopkins seconded the motion which carried unanimously with Commissioners Hall, Koch, and Murphy absent from the meeting.

Commissioner de la Fe MOVED TO APPROVE FDP 2003-HM-046 AND FDPA 2000-HM-044, SUBJECT TO THE FINAL DEVELOPMENT PLAN CONDITIONS DATED AUGUST 25, 2004 CONTAINED IN APPENDIX 2 AND THE BOARD OF SUPERVISORS' APPROVAL OF PCA 2003-HM-046 AND PCA 2000-HM-044.

Commissioner Hopkins seconded the motion which carried unanimously with Commissioners Hall, Koch, and Murphy absent from the meeting.

Commissioner de la Fe MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENTS ALONG SUNRISE VALLEY DRIVE, IN ACCORDANCE WITH THE LANDSCAPING DEPICTED ON THE CDP/FDP FOR THE AREA ASSOCIATED WITH RZ 2003-HM-046.

Commissioner Hopkins seconded the motion which carried unanimously with Commissioners Hall, Koch, and Murphy absent from the meeting.

Commissioner de la Fe MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE 75 FOOT MINIMUM SETBACK REQUIREMENT AND SERVICE DRIVE REQUIREMENT ALONG THE DULLES AIRPORT ACCESS ROAD TO THE AREA ASSOCIATED WITH RZ 2003-HM-046.

Commissioner Hopkins seconded the motion which carried by a vote of 7-2 with Commissioners Byers and Harsel opposed; Commissioners Hall, Koch, and Murphy absent from the meeting.

Commissioner de la Fe MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE LOADING SPACE REQUIREMENTS FOR TAX MAP

16-4 ((1)) 42 TO PERMIT THE 4 LOADING SPACES AS SHOWN ON THE CDP/FDP AND A WAIVER OF THE 600 FOOT MAXIMUM LENGTH REQUIREMENT FOR PRIVATE STREETS FOR THE AREA ASSOCIATED WITH RZ 2003-HM-046.

Commissioner Hopkins seconded the motion which carried unanimously with Commissioners Hall, Koch, and Murphy absent from the meeting.

Commissioner de la Fe MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE USE LIMITATION FOR THE PDC DISTRICT TO PERMIT THE GROSS FLOOR AREA OF RESIDENTIAL USE TO EXCEED 50 PERCENT OF THE PRINCIPAL USES TO ALLOW 599,976 SQUARE FEET OF RESIDENTIAL USE ASSOCIATED WITH RZ 2000-HM-044.

Commissioner Hopkins seconded the motion which carried unanimously with Commissioners Hall, Koch, and Murphy absent from the meeting.

Commissioner de la Fe MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 75 FOOT MINIMUM SETBACK REQUIREMENT AND THE SERVICE DRIVE REQUIREMENT ALONG THE DULLES AIRPORT ACCESS ROAD FOR THE AREA ASSOCIATED WITH PCA 2000-HM-044.

Commissioner Hopkins seconded the motion which carried by a vote of 7-2 with Commissioners Byers and Harsel opposed; Commissioners Hall, Koch, and Murphy absent from the meeting.

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The meeting was adjourned at 9:15 p.m.
John R. Byers, Vice Chairman